



COMMENTS

10-14-98 Show with contractor. Will need on the 1st water  
10-14-98 Show to discuss to get  
10-15-98 Will need to install a job. Determine where to go  
12-18-98 Will isolate the 2 stair wells with 1 hour fire rated  
Front on 2nd Floor will install barrier door on the second landing  
1-7-99 2nd Floor has a new door and will be assembling Front hall Door of  
Front + Rear Stairs will Balaster windows on 5th landing  
Equipment Room needs a Sign on the Door (3-Doors)  
Extend TR valve tube on hot water heater  
Letter of completion for longford + Love

Inspection Record  
Type \_\_\_\_\_ Date \_\_\_\_\_

Foundation: \_\_\_\_\_  
Framing: \_\_\_\_\_  
Plumbing: \_\_\_\_\_  
Final: \_\_\_\_\_  
Other: \_\_\_\_\_

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

January 12, 1999

Lanford & Low Inc.  
248 Warren Avenue  
Portland, Maine 04103

RE: 233 Vaughn Street (CBL # 063-C-004)

To whom it may concern, the renovation of 233 Vaughn Street from office space to office space has been completed as to plan. Submitted Permit #981150, dated October 7, 1998.

Sincerely,

Tom Reinsborough  
Code Enforcement Officer

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Michael Collins  
Electrical Code Enforcement Officer

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Lt. MacDougall  
Inspector Portland Fire Department

BUILDING PERMIT REPORT

DATE: 10/1/98 ADDRESS: 233 Vavshan St (063-C-004)
REASON FOR PERMIT: renovation
BUILDING OWNER: William Webster
CONTRACTOR: Longford & how
PERMIT APPLICANT:
USE GROUP BOCA 1996 CONSTRUCTION TYPE

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*8, \*17, \*18, \*20, \*24, \*26, \*27

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
2.6 Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6'o.c. between bolts.
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
\*8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.

not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. ( Section 1018.6 )

- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- 16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

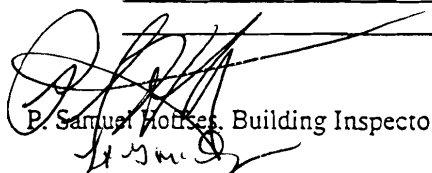
- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. Section 25-135 of the Municipal Code for the City of Portland states. "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- 26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). ( Chapter M-16 )
- 28. Please read and implement the attached Land Use-Zoning report requirements.

29. Glass and glazing shall be done in accordance with  
CHAPTER 29 of the bldg. Code

30. \_\_\_\_\_

31. \_\_\_\_\_

32. \_\_\_\_\_

  
P. Samuel Hottises, Building Inspector  
cc: Lt. McDougall, PFD  
Marge Schmuckal, Zoning Administrator

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building): <b>233 VAUGHAN STREET</b>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <b>063</b> Block# <b>C</b> Lot# <b>4</b>		Owner: <b>VAUGHAN ST. REALTY ASSOCIATE</b> <b>William WEBSIDE</b> <b>482 CONGRESS ST PORT. OHIO</b>	Telephone#:
Owner's Address: <b>482 Congress Ct Suite 502</b> <b>Portland Maine 04101</b>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$200,000<sup>00</sup></b> Fee <b>\$1020<sup>00</sup></b>
Proposed Project Description:(Please be as specific as possible) <b>REMODEL</b> <i>ren &amp; Rem</i>			
Contractor's Name, Address & Telephone <b>LANGFORD &amp; LOW INC 7975141</b>			Rec'd By
Current Use: <b>OFFICE</b>		Proposed Use: <b>OFFICE</b>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**Certification**

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>James D. Elliott</i>	Date: <b>9/28/98</b>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

**MEMORANDUM**

DATE: 8/24/98  
TO: File  
FROM: Jim Morrison  
SUBJECT: 233 Vaughan

Room by Room Assessment of work to be done for 233 Vaughan renovations.

**BASEMENT FLOOR DEMOLITION**

- Room XS1 Clean ✓
- Room XG01 Clean ✓
- Room XG02 Clean ✓
- Room XG03 Remove existing sink; prepare for installation of new service sink. Clean room.
- Room XG04 Clean
- Room XG05 Clean  
Remove door closer at door separating Go5 from Go7. Prepare for installation of new closer.
- Room XG06 Clean
- Room XG07 Remove Air compressor/condenser. Prepare for installation of new HVAC equipment.
- Room XG08 Remove existing oil tanks. Cap pipes
- Room XS2 Clean

**GROUND FLOOR DEMOLITION**

- Room XS1 Remove all carpet. Prepare for installation of new carpet.  
Wood base to remain.
- Room X101 Remove and salvage wood paneling. Prepare for installation of GWB.  
Clean floor; prepare for installation of new floor finish over existing.  
Wood base to remain.  
Remove interior doors, frames, and hardware. Prepare for installation of new doors, frames and hardware.
- Room X102 Remove carpet. Prepare for installation of new carpet.  
Remove wood paneling from north wall. Prepare for installation of GWB.  
Remove partial height wall.  
Wood base to remain at walls to remain.  
Remove existing surface mounted light fixtures. Prepare for installation of new 2 x 2 parabolic flush mounted parabolic light fixtures.
- Corr. X103 Remove partial height walls.  
Remove wood paneling on east wall from north wall of room X107 to south wall of X103.  
Remove carpet. Prepare for installation of new carpet.  
Wood base to remain at walls to remain.

**MEMORANDUM**

- Room X104 Remove ceiling, grid, light fixtures. Prepare for installation of new grid, ceiling and 2 x 2 flush mounted parabolic light fixtures.  
Remove partial height walls.  
Remove all wood paneling. Prepare appropriate surfaces for installation of GWB.  
Remove carpet. Prepare for installation of new carpet.  
Wood base to remain at walls to remain.
- Room 104A Remove ceiling, grid and light fixtures. Prepare for installation of new ceiling, grid and 2 x 2 flush mounted parabolic light fixtures.  
Remove north and west walls.  
Remove all millwork.  
Remove all wood paneling. Prepare appropriate surfaces for GWB.  
Remove carpet. Prepare for installation of new carpet.  
Wood base to remain at walls to remain.  
Remove ceiling, grid and light fixture. Prepare for installation of new ceiling, grid and 2 x 2 parabolic light fixtures.
- Room X105 Prepare for installation of new carpet over existing floor finish.  
Remove all wall covering. Prepare for painted GWB wall finish.  
Remove millwork on north wall.  
Remove millwork on south wall.  
Patch/repair walls as required.  
Wood base to remain.  
Millwork on west wall to remain.
- Room X105A Remove vinyl wall covering. Prepare walls for painted GWB finish.  
Clean room.
- Room X106 Clean room.
- Room X107 Remove partial height walls.  
Column to remain.  
Remove carpet.  
Wood base to remain at walls to remain.  
Remove existing ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid and 2 x 2 parabolic light fixtures.
- Room X108 Remove wood paneling. Prepare for installation of GWB wall finish.  
Remove closet.  
Remove carpet. Prepare for installation of new carpet.  
Wood base to remain.
- Room X108A Remove vinyl wall covering. Prepare walls for painted GWB finish.  
Clean room.
- Room X109 Remove carpet. Prepare for installation of new carpet.  
Remove existing door to toilet room. Prepare to patch walls with salvaged paneling.
- Room X110 Remove carpet. Prepare for installation of new carpet.  
Remove millwork at west wall.  
Wood base to remain.
- Room X110A Delete entire room including ceiling and light fixture. Patch wall, floor and



 **Maine Medical Center****MEMORANDUM**

ceiling.

✓ Room X111 Remove millwork at east wall.

Remove carpet. Prepare for installation of new carpet.

Remove wall separating X111 from X111A.

Wood base to remain.

Remove existing ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixture.

✓ Room X111A Remove existing plumbing fixtures and accessories. Prepare for installation of new plumbing fixtures and accessories.

Remove vinyl wall covering. Prepare for painted GWB wall finishes.

Patch/Repair floor. Prepare for installation of new VCT flooring over existing. Remove wood base.

Remove existing ceiling, grid, and light fixture. Prepare for installation of new ceiling, grid, 2 x 2 parabolic light fixture and direct exhaust fan.

✓ Room X112 Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Room X112A Remove vinyl wall covering. Prepare walls for painted GWB finish.

Wood base to remain.

Room X113 Remove door, frame and hardware.

Remove existing shelving.

Patch/repair wall.

✓ Corr. X114 Remove carpet. Prepare for installation of new carpet.

Remove ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid, and light fixtures.

✓ Stair XS2 Remove existing exterior door, frame and hardware. Prepare for installation of new exterior door, frame and hardware.

Remove existing carpet. Prepare for installation of new carpet.

**SECOND FLOOR DEMOLITION**

Room XS1 Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

✓ Room X201 Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Remove wall covering from south wall. Prepare wall for painted GWB finish.

Remove partial height wall.

Remove door, frame and hardware to room X204.

Remove and salvage all wood paneling on north full height wall. Prepare for installation of GWB.

Wood base to remain.

Remove existing ceiling mounted light fixtures. Prepare for installation of new 2 x2 parabolic light fixtures.

✓ Corr. X202 Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Remove partial height walls.



# Maine Medical Center

## MEMORANDUM

- ✓ Room X203 Remove existing ceiling, grid and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixtures.  
Remove all millwork.  
Remove wood paneling. Prepare for installation of GWB.  
Remove wall separating X203 from X204. Prepare for new GWB partition.  
Remove carpet. Prepare for installation of new carpet.  
Remove wood base.
- ✓ Room X204 Remove existing ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixtures.  
Delete room.  
Remove wood base.  
Wood window trim to remain.  
Remove wood paneling from east and south walls. Prepare for installation of GWB.  
Delete ceiling, grid and light fixture. Prepare for installation of new ceiling.
- Room X205 Remove carpet. Prepare for installation of new carpet.  
Wood base to remain.
- Room X205A Remove vinyl wall covering. Prepare for painted GWB wall finish.  
Clean room.
- Room X206 Remove existing sink.  
Patch/repair wall at sink.  
Prepare for installation of new carpet over existing floor finish.
- ✓ Room X207 Remove partial height walls.  
Remove millwork.  
Remove carpet. Prepare for installation of new carpet.  
Remove door, frame hardware to X202.  
Remove wood paneling from east wall. Prepare for GWB wall finish.  
Wood paneling on north wall to remain.  
Wood base to remain.  
Remove existing ceiling, grid and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixtures.
- Room X208 Remove Closet  
Remove carpet. Prepare for installation of new carpet.  
Wood base to remain.
- Room X208A Remove vinyl wall covering. Prepare for painted GWB wall finish.
- Room X209 Remove carpet. Prepare for installation of new carpet.  
Wood base to remain.
- Room X210 Remove sink.  
Patch/repair wall at sink.  
Prepare for installation of new carpet over existing floor finish.
- Room X211 Remove sink.  
Patch/repair wall at sink.  
Prepare for installation of new carpet over existing floor finish.
- Room X211A Remove vinyl wall covering. Prepare for painted GWB wall finish.
- Room X212 Remove carpet. Prepare for installation of new carpet.

 **Maine Medical Center****MEMORANDUM**

- Room X212A Wood base to remain.  
Remove vinyl wall covering. Prepare for painted GWB wall finishes.
- Room X213 Remove door, frame, and hardware. Prepare for new door, frame, and hardware.  
Remove existing shelves.
- Corr. X214 Remove wood paneling where indicated on drawings. Prepare for installation of painted GWB wall finish.  
Wood base to remain.
- Room X214A Remove existing ceiling, grid and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic fixtures.  
Remove millwork.
- Room X215 Remove north wall, door, frame, and hardware.  
Remove west wall.  
Remove existing ceiling.
- Remove wood paneling from east and south walls.  
Remove fixtures, cap pipes.  
Remove west wall, door, frame, and hardware.  
Remove north wall.
- Stair XS2 Remove carpet. Prepare for installation of new carpet.

**NEW CONSTRUCTION GENERAL NOTES**

Paint all wood base, trim and window surrounds

**BASEMENT FLOOR NEW CONSTRUCTION**

- Stair-GS1 Repair any damage to existing stairs
- Room G01 No work
- Room G02 No work
- Room G03 Install new service sink.  
Patch repair wall at sink renovation. Paint sink alcove.
- Room G04 No work.
- Room G05 Replace door closer at metal door separating G05 from G07.
- Room G06 No work.
- Room G07 Install new HVAC equipment.
- Room G08 No work
- Room G09 Add new partitions (GWB painted on mtl. studs), door, frame, hardware for new telephone room.  
No ceiling required.  
Install new 2 x 4 surface mounted light fixture and appurtenances.
- Stair S2 Repair any damage to existing stairs.

**MEMORANDUM****GROUND FLOOR NEW CONSTRUCTION**

- Stair S1 Install new carpet.
- Room 101 Install painted GWB wall finishes.  
Install new floor finish over existing.
- Room 102 Install new carpet.  
Install painted GWB wall finish at north wall.  
Install painted wood base to match existing in room at new GWB wall.  
Install new 2 x 2 parabolic flush mounted light fixtures in location of previous surface mounted fixtures.
- Room 103 Install new carpet.  
Install painted GWB on east wall.  
Install new ceiling, grid and 2 x 2 flush mounted parabolic light fixtures.
- Room 104 Install painted GWB at appropriate locations.  
Install new glass conference room walls at locations indicated on drawings.  
Install new carpet.  
Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures.
- Room 105 Paint prepared GWB wall finishes.  
Install new carpet over existing floor finish.
- Room 105A Paint prepared GWB wall finishes.
- Room 106 No work
- Room 107 Furr out around existing column.  
Paint new GWB.  
Install new carpet.  
Patch/Repair any disturbed visible wood paneling.  
Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures.
- Room 108 Install painted GWB wall finishes.  
Install new carpet.
- Room 108A Paint prepared GWB wall surfaces.
- Room 109 Install new carpet.  
Patch wall at door closures with salvaged wood paneling.
- Room 110 Install new carpet.  
Patch repair west wall where millwork was removed.
- Room 111 Install coat rack/shelf  
Install new painted GWB wall separating 111 from 111A, including door, frame, hardware.  
Install wood base at new wall to match existing in room.  
Install new carpet.  
Install new ceiling, grid, and 2 x 2 flush-mounted parabolic light fixture.
- Room 111A Install new VCT over existing.  
Install 4" vinyl base.  
Install new fixtures and accessories.  
Paint prepared GWB wall surfaces.  
Install new wood band at wainscot height. Stain to match door.  
Install new ceiling, grid, and 2 x 2 flush-mounted parabolic light fixture.
- Room 112 Install new carpet.

**MEMORANDUM**

Room 112A Paint prepared GWB wall surfaces.  
Room 113 Patch/repair any wall damage resulting from removal of existing shelving.  
Stair S2 Install new carpet.

**SECOND FLOOR NEW CONSTRUCTION**

Stair S1 Install new carpet.  
Room 201 Install new painted GWB walls.  
Paint existing prepared GWB wall surfaces.  
Install new carpet.  
Install new 2 x 2 flush mounted parabolic light fixtures in location of removed surface mounted fixtures.  
Room 202 Install new carpet.  
Install new ceiling, grid and 2 x 2 flush mounted parabolic light fixtures.  
Room 203 Patch/repair walls from which millwork was removed.  
Install new painted GWB walls.  
Install and paint new GWB wall surfaces at east and south walls.  
Install new carpet.  
Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures.  
Alcove 204 Install new painted GWB wall surfaces at east and south walls.  
Install new carpet.  
Install new ceiling and grid.  
Room 205 Install new carpet.  
Room 205A Paint prepared GWB wall surfaces  
Room 206 Patch/repair wall at removed sink.  
Room 207 Install new painted GWB wall finish at east wall.  
Install new painted GWB wall finish at south wall.  
Install new carpet.  
Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures.  
Room 208 Paint new GWB wall finish.  
Install new painted GWB wall finish where wood paneling is removed.  
Install new base at new GWB wall to match existing in room.  
Install new carpet.  
Room 208A Paint prepared GWB wall surfaces.  
Room 209 Install new carpet.  
Room 210 Install new carpet.  
Room 211 Install new carpet.  
Room 211A Paint prepared GWB wall surfaces.  
Room 212 Install new carpet.  
Room 212A Paint prepared GWB surfaces.  
Room 213 Install new door, frame, hardware and portion of south wall (painted GWB on mtl. studs).  
Patch wall surfaces damaged by removal of existing shelving.



**MEMORANDUM**

Stair S2      Install new carpet.

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- Wood base to remain.
- Room X212A Remove vinyl wall covering. Prepare for painted GWB wall finishes.
- Room X213 Remove door, frame, and hardware. Prepare for new door, frame, and hardware.  
Remove existing shelves.
- Corr. X214 Remove wood paneling where indicated on drawings. Prepare for installation of painted GWB wall finish.  
Wood base to remain.  
Remove existing ceiling, grid and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic fixtures.
- Room X214A Remove millwork.  
Remove north wall, door, frame, and hardware.  
Remove west wall.  
Remove existing ceiling.
- Room X215 Remove wood paneling from east and south walls.  
Remove fixtures, cap pipes.  
Remove west wall, door, frame, and hardware.  
Remove north wall.
- Stair XS2 Remove carpet. Prepare for installation of new carpet.

**NEW CONSTRUCTION GENERAL NOTES**

Paint all wood base, trim and window surrounds

**BASEMENT FLOOR NEW CONSTRUCTION**

- Stair GS1 Repair any damage to existing stairs
- Room G01 No work
- Room G02 No work
- Room G03 Install new service sink.  
Patch repair wall at sink renovation. Paint sink alcove.
- Room G04 No work.
- Room G05 Replace door closer at metal door separating G05 from G07.
- Room G06 No work.
- Room G07 Install new HVAC equipment.
- Room G08 No work
- Room G09 Add new partitions (GWB painted on mtl. studs), door, frame, hardware for new telephone room.  
No ceiling required.  
Install new 2 x 4 surface mounted light fixture and appurtenances.
- Stair S2 Repair any damage to existing stairs.

**MEMORANDUM****GROUND FLOOR NEW CONSTRUCTION**

- Stair S1      Install new carpet.
- Room 101      Install painted GWB wall finishes.  
                  Install new floor finish over existing.
- Room 102      Install new carpet.  
                  Install painted GWB wall finish at north wall.  
                  Install painted wood base to match existing in room at new GWB wall.  
                  Install new 2 x 2 parabolic flush mounted light fixtures in location of previous  
                  surface mounted fixtures.
- Room 103      Install new carpet.  
                  Install painted GWB on east wall.  
                  Install new ceiling, grid and 2 x 2 flush mounted parabolic light fixtures.
- Room 104      Install painted GWB at appropriate locations.  
                  Install new glass conference room walls at locations indicated on drawings.  
                  Install new carpet.  
                  Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures.
- Room 105      Paint prepared GWB wall finishes.  
                  Install new carpet over existing floor finish.
- Room 105A     Paint prepared GWB wall finishes.
- Room 106      No work
- Room 107      Furr out around existing column.  
                  Paint new GWB.  
                  Install new carpet.  
                  Patch/Repair any disturbed visible wood paneling.  
                  Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures.
- Room 108      Install painted GWB wall finishes.  
                  Install new carpet.
- Room 108A     Paint prepared GWB wall surfaces.
- Room 109      Install new carpet.  
                  Patch wall at door closures with salvaged wood paneling.
- Room 110      Install new carpet.  
                  Patch repair west wall where millwork was removed.
- Room 111      Install coat rack/shelf  
                  Install new painted GWB wall separating 111 from 111A, including door,  
                  frame, hardware.  
                  Install wood base at new wall to match existing in room.  
                  Install new carpet.  
                  Install new ceiling, grid, and 2 x 2 flush-mounted parabolic light fixture.
- Room 111A     Install new VCT over existing.  
                  Install 4" vinyl base.  
                  Install new fixtures and accessories.  
                  Paint prepared GWB wall surfaces.  
                  Install new wood band at wainscot height. Stain to match door.  
                  Install new ceiling, grid, and 2 x 2 flush-mounted parabolic light fixture.
- Room 112      Install new carpet.





## MEMORANDUM

- Room 112A Paint prepared GWB wall surfaces.
- Room 113 Patch/repair any wall damage resulting from removal of existing shelving.
- Stair S2 Install new carpet.

### SECOND FLOOR NEW CONSTRUCTION

- Stair S1 Install new carpet.
- Room 201 Install new painted GWB walls.  
Paint existing prepared GWB wall surfaces.  
Install new carpet.  
Install new 2 x 2 flush mounted parabolic light fixtures in location of removed surface mounted fixtures.
- Room 202 Install new carpet.  
Install new ceiling, grid and 2 x 2 flush mounted parabolic light fixtures.
- Room 203 Patch/repair walls from which millwork was removed.  
Install new painted GWB walls.  
Install and paint new GWB wall surfaces at east and south walls.  
Install new carpet.  
Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures.
- Alcove 204 Install new painted GWB wall surfaces at east and south walls.  
Install new carpet.  
Install new ceiling and grid.
- Room 205 Install new carpet.
- Room 205A Paint prepared GWB wall surfaces
- Room 206 Patch/repair wall at removed sink.
- Room 207 Install new painted GWB wall finish at east wall.  
Install new painted GWB wall finish at south wall.  
Install new carpet.  
Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures.
- Room 208 Paint new GWB wall finish.  
Install new painted GWB wall finish where wood paneling is removed.  
Install new base at new GWB wall to match existing in room.  
Install new carpet.
- Room 208A Paint prepared GWB wall surfaces.
- Room 209 Install new carpet.
- Room 210 Install new carpet.
- Room 211 Install new carpet.
- Room 211A Paint prepared GWB wall surfaces.
- Room 212 Install new carpet.
- Room 212A Paint prepared GWB surfaces.
- Room 213 Install new door, frame, hardware and portion of south wall (painted GWB on mtl. studs).  
Patch wall surfaces damaged by removal of existing shelving.



**MEMORANDUM**

Stair S2      Install new carpet.



## CITY OF PORTLAND

### Conditional Requirements For Historic Preservation

Boxes checked indicate Conditional Requirement to be performed.

1.  This permit is approved for internal work only! Structure is located within a Historic District, any work performed on the exterior must be approved by Staff or Historic Preservation Committee, prior to starting.
2.  Please contact Historic Preservation staff for correct Sign placement, before installing sign age. David Jordan, Historic Preservation Officer (Telephone-874-8728).  
Deborah Andrew - Historic Preservation Program Coordinator,(874-8726)
3.  Information provided by applicant is insufficient for Historic Preservation review.  
Please contact staff before preceding with work.
4.  Type of work proposed by applicant is not Staff reviewable , must be reviewed by Historic Preservation Committee. which meets on the first Wednesday and the third Wednesday of each month. Please contact Historic Preservation staff for placement on the Committees Agenda.

Staff Telephone Numbers- Deborah Andrews 874-8726  
David Jordan 874- 8728

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 **Maine Medical Center****MEMORANDUM**

DATE: 8/24/98  
TO: File  
FROM: Jim Morrison  
SUBJECT: 233 Vaughan

Room by Room Assessment of work to be done for 233 Vaughan renovations.

**BASEMENT FLOOR DEMOLITION**

Room XS1 Clean  
Room XG01 Clean  
Room XG02 Clean  
Room XG03 Remove existing sink; prepare for installation of new service sink. Clean room.  
Room XG04 Clean  
Room XG05 Clean  
Remove door closer at door separating Go5 from Go7. Prepare for installation of new closer.  
Room XG06 Clean  
Room XG07 Remove Air compressor/condenser. Prepare for installation of new HVAC equipment.  
Room XG08 Remove existing oil tanks. Cap pipes  
Room XS2 Clean

**GROUND FLOOR DEMOLITION**

Room XS1 Remove all carpet. Prepare for installation of new carpet.  
Wood base to remain.  
Room X101 Remove and salvage wood paneling. Prepare for installation of GWB.  
Clean floor; prepare for installation of new floor finish over existing.  
Wood base to remain.  
Remove interior doors, frames, and hardware. Prepare for installation of new doors, frames and hardware.  
Room X102 Remove carpet. Prepare for installation of new carpet.  
Remove wood paneling from north wall. Prepare for installation of GWB.  
Remove partial height wall.  
Wood base to remain at walls to remain.  
Remove existing surface mounted light fixtures. Prepare for installation of new 2 x 2 parabolic flush mounted parabolic light fixtures.  
Corr. X103 Remove partial height walls.  
Remove wood paneling on east wall from north wall of room X107 to south wall of X103.  
Remove carpet. Prepare for installation of new carpet.  
Wood base to remain at walls to remain.

 **Maine Medical Center****MEMORANDUM**

- Remove ceiling, grid, light fixtures. Prepare for installation of new grid, ceiling and 2 x 2 flush mounted parabolic light fixtures.
- Room X104 Remove partial height walls.  
Remove all wood paneling. Prepare appropriate surfaces for installation of GWB.  
Remove carpet. Prepare for installation of new carpet.  
Wood base to remain at walls to remain.  
Remove ceiling, grid and light fixtures. Prepare for installation of new ceiling, grid and 2 x 2 flush mounted parabolic light fixtures.
- Room 104A Remove north and west walls.  
Remove all millwork.  
Remove all wood paneling. Prepare appropriate surfaces for GWB.  
Remove carpet. Prepare for installation of new carpet.  
Wood base to remain at walls to remain.  
Remove ceiling, grid and light fixture. Prepare for installation of new ceiling, grid and 2 x 2 parabolic light fixtures.
- Room X105 Prepare for installation of new carpet over existing floor finish.  
Remove all wall covering. Prepare for painted GWB wall finish.  
Remove millwork on north wall.  
Remove millwork on south wall.  
Patch/repair walls as required.  
Wood base to remain.  
Millwork on west wall to remain.
- Room X105A Remove vinyl wall covering. Prepare walls for painted GWB finish.  
Clean room.
- Room X106 Clean room.
- Room X107 Remove partial height walls.  
Column to remain.  
Remove carpet.  
Wood base to remain at walls to remain.  
Remove existing ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid and 2 x 2 parabolic light fixtures.
- Room X108 Remove wood paneling. Prepare for installation of GWB wall finish.  
Remove closet.  
Remove carpet. Prepare for installation of new carpet.  
Wood base to remain.
- Room X108A Remove vinyl wall covering. Prepare walls for painted GWB finish.  
Clean room.
- Room X109 Remove carpet. Prepare for installation of new carpet.  
Remove existing door to toilet room. Prepare to patch walls with salvaged paneling.
- Room X110 Remove carpet. Prepare for installation of new carpet.  
Remove millwork at west wall.  
Wood base to remain.
- Room X110A Delete entire room including ceiling and light fixture. Patch wall, floor and

 **Maine Medical Center****MEMORANDUM**

ceiling.

- Room X111 Remove millwork at east wall.  
Remove carpet. Prepare for installation of new carpet.  
Remove wall separating X111 from X111A.  
Wood base to remain.  
Remove existing ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixture.
- Room X111A Remove existing plumbing fixtures and accessories. Prepare for installation of new plumbing fixtures and accessories.  
Remove vinyl wall covering. Prepare for painted GWB wall finishes.  
Patch/Repair floor. Prepare for installation of new VCT flooring over existing.  
Remove wood base.  
Remove existing ceiling, grid, and light fixture. Prepare for installation of new ceiling, grid, 2 x 2 parabolic light fixture and direct exhaust fan.
- Room X112 Remove carpet. Prepare for installation of new carpet.  
Wood base to remain.
- Room X112A Remove vinyl wall covering. Prepare walls for painted GWB finish.  
Wood base to remain.
- Room X113 Remove door, frame and hardware.  
Remove existing shelving.  
Patch/repair wall.
- Corr. X114 Remove carpet. Prepare for installation of new carpet.  
Remove ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid, and light fixtures.
- Stair XS2 Remove existing exterior door, frame and hardware. Prepare for installation of new exterior door, frame and hardware.  
Remove existing carpet. Prepare for installation of new carpet.

**SECOND FLOOR DEMOLITION**

- Room XS1 Remove carpet. Prepare for installation of new carpet.  
Wood base to remain.
- Room X201 Remove carpet. Prepare for installation of new carpet.  
Wood base to remain.  
Remove wall covering from south wall. Prepare wall for painted GWB finish.  
Remove partial height wall.  
Remove door, frame and hardware to room X204.  
Remove and salvage all wood paneling on north full height wall. Prepare for installation of GWB.  
Wood base to remain.  
Remove existing ceiling mounted light fixtures. Prepare for installation of new 2 x2 parabolic light fixtures.
- Corr. X202 Remove carpet. Prepare for installation of new carpet.  
Wood base to remain.  
Remove partial height walls.



# Maine Medical Center

## MEMORANDUM

- Remove existing ceiling, grid and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixtures.
- Room X203 Remove all millwork.  
Remove wood paneling. Prepare for installation of GWB.  
Remove wall separating X203 from X204. Prepare for new GWB partition.  
Remove carpet. Prepare for installation of new carpet.  
Remove wood base.  
Remove existing ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixtures.
- Room X204 Delete room.  
Remove wood base.  
Wood window trim to remain.  
Remove wood paneling from east and south walls. Prepare for installation of GWB.  
Delete ceiling, grid and light fixture. Prepare for installation of new ceiling.
- Room X205 Remove carpet. Prepare for installation of new carpet.  
Wood base to remain.
- Room X205A Remove vinyl wall covering. Prepare for painted GWB wall finish.  
Clean room.
- Room X206 Remove existing sink.  
Patch/repair wall at sink.  
Prepare for installation of new carpet over existing floor finish.
- Room X207 Remove partial height walls.  
Remove millwork.  
Remove carpet. Prepare for installation of new carpet.  
Remove door, frame hardware to X202.  
Remove wood paneling from east wall. Prepare for GWB wall finish.  
Wood paneling on north wall to remain.  
Wood base to remain.  
Remove existing ceiling, grid and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixtures.
- Room X208 Remove Closet  
Remove carpet. Prepare for installation of new carpet.  
Wood base to remain.
- Room X208A Remove vinyl wall covering. Prepare for painted GWB wall finish.
- Room X209 Remove carpet. Prepare for installation of new carpet.  
Wood base to remain.
- Room X210 Remove sink.  
Patch/repair wall at sink.  
Prepare for installation of new carpet over existing floor finish.
- Room X211 Remove sink.  
Patch/repair wall at sink.  
Prepare for installation of new carpet over existing floor finish.
- Room X211A Remove vinyl wall covering. Prepare for painted GWB wall finish.
- Room X212 Remove carpet. Prepare for installation of new carpet.